FIABCI
INTERNATIONAL REAL ESTATE FEDERATION

2026 WORLD PRIX D'EXCELLENCE AWARDS

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that embody excellence in all disciplines in its creation

VIENNA • AUSTRIA 11th JUNE 2026 (THURSDAY)

Vibrant lifestyle ecosystem by the lake

THERE is a certain rhythm to life at Elmina Lakeside Mall, one shaped by open skies, rich biophilic design and the vibrant pulse of a community coming together.

Here, routine grocery runs and coffee breaks transition seamlessly into lakeside strolls, artisanal markets, and alfresco dining. Moving away from the conventional enclosed shopping model, Sime Darby Property has created a lifestyle destination. Centred around nature and community connection, it creates an experiential ecosystem where shopping, leisure and entertainment converge seamlessly.

This distinctive experiential retail concept by Sime Darby Property Berhad, dubbed 'retail-tainment', has now earned global acclaim. Elmina Lakeside Mall secured a World Gold Award at the prestigious FIABCI World Prix d'Excellence Awards 2026 under the "Retail" category.

This international recognition builds on its earlier success at the Malaysia Property Award™ 2025 by FIABCI-Malaysia, reaffirming its position as one of the nation's most progressive and thoughtfully curated retail destinations.

Located in the award-winning City of Elmina in Shah Alam, Selangor, the mall is built around a unique "mall in a park, park in a mall" philosophy. It dissolves the boundaries between indoor and outdoor spaces through an open, fluid architectural language. Set against natural light, lush landscaping, and panoramic waterscapes, the mall transforms everyday outings into engaging lifestyle experiences.

The scenic lakeside promenade is a popular spot for leisure.

Crowds enjoying picnics at the Central Park.

Elmina Lakeside Mall brings together shopping, dining, leisure, culture and community activities in a single location.

Holistic masterplan

Elmina Lakeside Mall serves as the commercial heart of the 350-acre Elmina City Centre, which in turn anchors the wider 6,500-acre City of Elmina. Unfolding over an ambitious 40-year development cycle, this masterplan comprises five distinct but interconnected townships: Elmina East, Elmina West, Denai Alam, Bukit Subang, and Elmina Business Park.

Structured around the 300-acre Elmina Central Park and interwoven with the 2,700-acre Bukit Cherakah Forest Reserve, the development showcases the developer's mastery of biophilic placemaking. Operating as a 'Force for Good', Sime Darby Property intertwines nature, mobility, and the built environment to create a resilient urban ecosystem.

A central pillar of this vision is the promise of 15-minute walkability, ensuring that residents are within convenient walking distance from daily essentials, lifestyle offerings, and recreation.

Bridging retail and entertainment

Delivering on its promise as a true Value Multiplier, the 52-acre retail park spans nine blocks of single- and double-storey buildings, offering 214,000 sq ft of open-air retail space. Driven by the Group's unwavering commitment to execution excellence, the mall achieved an impressive full occupancy within just eight months of its soft opening in August 2024.

The curated tenant mix is anchored by Jaya Grocer and Harvey Norman, complemented by a robust culinary landscape of 49 diverse food and beverage outlets. Visitors can enjoy picturesque lakeside dining or utilise the highly convenient drive-through facilities from brands like Ediya Coffee and Nak Nak.

Officially launched in January 2025 in the presence of the Sultan of Selangor, HRH Sultan Sharafuddin Idris Shah, the mall currently serves a rapidly growing catchment population of 870,000 – a figure projected to surpass one million in the next decade.

Community engagement

Conceived as a natural extension of the neighbourhood fabric, the mall provides extensive communal amenities designed to bring people together. These include 6,800 sq ft of dedicated indoor and outdoor event spaces, a scenic lakeside promenade, and the adjoining 35-acre Urban Park, which features food-truck plazas and football fields.

Seasonal activities, weekend markets, and wellness programmes are seamlessly integrated into the mall's lively calendar. The development also incorporates environmental storytelling; on-site attractions include Malaysia's first outdoor art museum, the Elmina Outdoor Sculpture Museum, and a floating amphitheatre for community performances. Even the children's play area was thoughtfully designed with an educational purpose, with the iconic Tiger Playground raising awareness for the critically endangered Malayan Tiger.

The floating amphitheatre hosts frequent performances, like this storytelling session last Christmas.

The lakeside promenade doubles as an active wellness corridor, with regular health and wellness programmes that strengthen the mall's role as an active contributor to community wellbeing. Accessibility and inclusivity were key considerations in the promenade's design. Wide shaded walkways, barrier-free circulation, and thoughtfully designed ramps preserve the site's natural contours while ensuring a comfortable experience for visitors of all ages and abilities.

Sustainable DNA

Aligned with Sime Darby Property's Sustainability Strategy and Roadmap 2030 (SSR2030), the mall's green framework earned it a GreenRE Silver certification, while its Sales Gallery achieved a GreenRE Platinum distinction.

Site earthworks were meticulously minimised to respect the land's natural topography, complemented by an ambitious landscaping strategy featuring 2,161 mature trees, 118,000 shrubs, and 20,000 aquatic plants. Cascading stormwater ponds double as natural bio-filters, supporting biodiversity while actively cooling the microclimate.

The development incorporates future-ready infrastructure, including solar-ready roofing, water-efficient fittings, LED lighting, bicycle-friendly accessibility, and 16 EV charging bays, supporting both Malaysia's broader energy transition ambitions and Sime Darby Property's sustainability strategy, including its Net Zero 2050 aspirations.

Reinforcing this long-term commitment to environmental stewardship, a 21-year leaseback agreement with the Selangor state government ensures the Central Park is sustainably maintained for future generations.

Evolving beyond property development

Drawing on over five decades of industry leadership, Sime Darby Property has successfully evolved from a pure-play property developer into a diversified real estate and asset management company.

As the Group advances through the next phase of its transformation under SHIFT32, it remains acutely focused on scaling growth and delivering long-term, recurring value through an integrated business model.

Apart from elevating Elmina Lakeside Mall on the global stage, this FIABCI Gold Award stands as powerful testament to Sime Darby Property's enduring commitment to shaping resilient urban destinations centred on sustainability, practicality and community connection.

ELMINA LAKESIDE MALL

WORLD GOLD WINNER
WORLD PRIX D'EXCELLENCE AWARDS
WINNER FOR RETAIL CATEGORY

Thank You for Making It Possible Again.

Sime Darby Property is honoured to have Elmina Lakeside Mall recognised as the World Gold Winner, the highest accolade category at the FIABCI World Prix d'Excellence Awards 2026.

This meaningful milestone would not have been possible without the unwavering support of our tenants, community, and everyone who has been part of this journey with us. Thank you for growing together with us every step of the way.

simedarbyproperty.com

Sime Darby Property Berhad (197301002148)

City of ELMINA

Sime Darby Property

Celebrating connection and shared joy with the vibrant neighbourhood family at the campsite.

Neighbours working together to cultivate fresh harvests and sustainable habits at the community tropical farm.

Robin is focused on the core pillars of wellness, walkability, biodiversity and neighbourhood connection.

Growing green township where communities flourish

ROBIN @ IJM Rimbayu has been honoured with the highly coveted FIABCI World Prix d'Excellence Awards 2026, where it was named World Silver Winner in the Residential Low Rise Category.

Situated adjacent to Kota Kemuning Shah Alam, IJM Rimbayu's recognition adds global distinction to a development shaped by parkland living and family-centred design.

The achievement stands as a testament to IJM Land Berhad's unwavering commitment to quality, innovation and the enduring dream to build homes where communities flourish and sustainable living takes root.

IJM Land chief operating officer Datuk Chai Kian Soon said the recognition is more than an accolade but a global affirmation of the environments homeowners have chosen to invest in.

"It serves as a powerful assurance that every element, from the township vision to the individual home design, is guided by globally recognised benchmarks.

"The award reflects the care that went into the precinct, from its parkland-inspired planning to the quality of delivery, and our belief that a well- designed neighbourhood can enrich everyday life in lasting ways.

"It affirms the strength of the full story behind Robin, from the homes and landscape to the amenities and community vision that shaped it," he enthused.

Robin had evolved from IJM Rimbayu's FIABCI World Prix d'Excellence Awards 2017 Gold Winner master plan, carrying forward that planning DNA while building its own identity around wellness, walkability, biodiversity and neighbourhood connection.

Robin had earlier received the Malaysia Property Award™ 2025 by FIABCI-Malaysia in the Housing Residential Landed Category.

Robin redefines affordable landed living by prioritising wellness, walkability, and community.

Designed for the way families live today

Inspired by the robin, a bird associated with liveliness, optimism and energy, the precinct was conceived with simplicity, greenery and adaptability in mind.

Robin was envisioned in response to post-pandemic lifestyle shifts, when families began to place greater value on breathing room, privacy, flexibility and a stronger connection to nature.

IJM Rimbayu answered that shift with a rare combination of low-density landed living within a nature-rich setting, with homes designed for first- time buyers, apartment upgraders and multi-generational households.

Set within the Fauna Precinct, Robin comprises 615 two-storey link homes across four phases on 47.83 acres, with 8.63 acres dedicated to green and recreational spaces.

With built-ups ranging from 1,535 sq ft to 2,009 sq ft, the residences are characterised by open-plan layouts, natural ventilation, high-speed broadband readiness and features that can support changing family needs and long-term living.

Each home is deliberately conceived to prioritise spatial flow, natural comfort and multigenerational adaptability in enhancing the way families live, grow and thrive.

The emphasis is on natural light, cross-ventilation and flexible spatial design, creating functional homes that will remain comfortable, resilient and relevant for generations.

Robin's world-stage recognition crowns a project that was carefully planned for how families live today. Parkland planning and strong access to communal outdoor amenities were built into the precinct from the start.

A central part of its appeal lies in its landscape and greenery. The precinct is built around an 8.63-acre network of green spaces that include a tropical orchard, community farm, parks, walkways, woodland, camping and picnic grounds, a bird nest-themed playground, multipurpose courts, kite-flying field and a 2.5km jogging and cycling loop.

At the heart is a 0.6-acre orchard conceived as a first-of-its-kind initiative, blending a 100% organic fruit farm with the character of a neighbourhood park.

Tree-lined routes, shaded communal areas, pocket parks and green buffers extend nature into daily life, while the orchard was designed with organic cultivation, pollination-supporting planting and more than 30 native species to strengthen biodiversity and long-term environmental resilience.

Together, these elements form a green infrastructure that also functions as social and wellness space within the precinct.

A township that has moved into maturity

Robin's FIABCI win carries added significance because IJM Rimbayu has moved into a more mature phase. What began as a bold transformation of former agricultural land has evolved into a township with far greater depth and daily utility.

Set on a 1,879-acre site, the township now has over 5,000 homes and 323 shop offices completed to date, supported by a broader ecosystem of residential, commercial, recreational and educational components that bring greater depth to daily life.

That ecosystem continues to strengthen through anchors such as The ARC, The Club, Linear Park, Oasis International School and Lotus's Rimbayu, while newer offerings such as Roam, Anthea and District 28 reflect continued momentum within the township.

Chai added that IJM Rimbayu has evolved with real depth and substance over the years. Today, it is a far more complete township, supported by a stronger residential base, education, lifestyle offerings, commercial activity and green public spaces that make everyday life easier and richer.

He said the addition of Lotus's Rimbayu and the momentum of newer launches show that the township is no longer defined by promise alone. It is already living its next chapter.

Delivery, discipline and a legacy built to last

Robin's global honour is backed by a delivery record that gives the recognition real substance.

At launch, 308 units from its first two phases, with a GDV of RM241 million, were taken up in 28 minutes. Across the full development, all 615units were sold, occupancy reached 80% by March 2025, and all four phases were completed with CCC obtained in December 2023.

That response was matched by measurable quality and future-ready planning. Robin achieved GreenRE Bronze certification and recorded QLASSIC scores of 82% and 83% across its phases.

High-speed broadband readiness, a guarded environment, landscape stewardship and post-handover support strengthened the precinct well beyond launch.

During the pandemic, IJM Rimbayu also introduced full-scale floor plan showcases and contactless unit selection, while its landscape handover framework supported the upkeep of shared green assets ahead of resident stewardship.

These moves helped turn a difficult market period into one of clarity, confidence and continuity.

Taken together, the honour reflects a wider approach to township building, where planning discipline, product clarity and long-term stewardship move seamlessly.

For more information, kindly log on to www.rimbayu.com

The township perfected by nature

Inspiring nostalgia for a time when life was simple and people lived close to nature in a safe and supportive neighbourhood, IJM Rimbayu is set to be an iconic mixed development of residential, commercial, recreational and parkland components.

With a gross development value in excess of RM11 billion, this integrated township is spread across four precincts of Flora, Fauna, Bayu and the Commercial Hub.

The accessible and strategically-placed development is conveniently close to urban amenities such as shopping malls and educational institutions.

It is connected to urban centres and major towns through the nearby highways, including Lebuhraya Shah Alam (Kesas), Lebuhraya Kemuning-Shah Alam (LKSA), Expressway Lingkaran Tengah (Elite) and the South Klang Valley Expressway (SKVE).

A township to shape your life, IJM Rimbayu is a living blueprint where iconic amenities, green innovation and neighbourhood spirit grow together.

It not only stands as IJM Land's fastest growing flagship township but also as one of the most sought after addresses and key growth catalyst in southern Selangor.

IJM RIMBAYU

Distinctively IJM

Designed to Belong Globally Honoured

WINNER FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2026
RESIDENTIAL LOW RISE CATEGORY (WORLD SILVER WINNER)

With heartfelt gratitude, we are proud to announce that Robin @ IJM Rimbayu has been recognised at the FIABCI World Prix d'Excellence Awards 2026 as a World Silver Winner in the Residential Low Rise Category.

This achievement continues the award-winning legacy of IJM Rimbayu, whose township masterplan received the World Gold Winner at the 2017 FIABCI World Prix d'Excellence Awards.

Envisioned by IJM Land as more than a township, IJM Rimbayu was designed as a sanctuary where nature, community and sustainable living coexist through expansive green spaces, integrated neighbourhoods and lifestyle amenities.

Robin, a collection of 2-storey link homes, carries this vision forward through thoughtfully planned living centred around walkability, community and everyday connection to nature.

Behind every award is a community that continues to shape this journey with us. Thank you for growing with us.

Discover your dream home in a multi-award-winning township where community and sustainability thrive.

Anchored by a First of Its Kind Community Orchard, Curated by the Developer.

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IJM LAND
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Iconic skyscraper earns two international gold awards

MERDEKA 118 stands as a powerful symbol of Kuala Lumpur's evolution into a world-class metropolis – ambitious in scale yet deeply connected to the nation's history and identity.

With a shimmering facade inspired by the intricate patterns of Malaysian songket, the 678.9m-tall skyscraper captures both tradition and progress in its silhouette.

It is the tallest building in Malaysia and Southeast Asia, second only to Dubai's Burj Khalifa on the world stage, and has become a defining landmark.

But beyond its record-breaking stature and architectural innovation, lies a deeper context of national aspiration and placemaking.

Rather than a standalone tower, Merdeka 118 was conceived as the focal point of a 40-acre integrated precinct in the heart of the capital, bringing together premium Grade A offices, luxury hospitality, lifestyle retail, residences and public attractions within one inter-connected, sustainable and future-ready ecosystem.

At the heart of the Merdeka 118 development philosophy is the preservation and celebration of Stadium Merdeka and Stadium Negara, both gazetted National Heritage sites deeply woven into Malaysia's nation-building journey.

Rather than being conceived as a standalone skyscraper, the precinct was envisioned as a heritage-anchored urban ecosystem that integrates commerce, culture, community and sustainability around these historic landmarks.

The former hosted Malaysia's declaration of independence in 1957, while the latter bore witness to many sporting and social milestones. As such, the development creates a compelling bridge between the nation's glorious past and its future aspirations.

This seamless integration of heritage conservation, modern urban design and sustainability has quickly earned Merdeka 118 international acclaim.

The latest came in the form of two World Gold awards at the prestigious FIABCI World Prix d'Excellence Awards 2026 under the "Office" and "Sustainable Development" categories.

Datuk Ir. Ts. Izwan Ibrahim, CEO of the building's builder, PNB Merdeka Ventures Sdn Bhd, said they are deeply honoured by the recognition.

"The FIABCI World Prix d'Excellence Awards are among the most respected accolades in the global real estate industry.

"To win two World Golds is a meaningful endorsement of what Merdeka 118 represents. Not only as an iconic tower, but as a development that brings together world-class design, sustainability, connectivity, operational excellence and community value.

"From the beginning, we never intended it to be just another office tower. We envisioned an integrated precinct that reflected Malaysia's ambition, while remaining rooted in the history and heritage of the location, and enhancing the community around it," he continued.

Merdeka 118 is Kuala Lumpur's new defining landmark.

A gravity defying Edgewalk will be part of future attractions.

Where history continues to inspire the future.

Future-ready spaces

The Merdeka 118 tower reached structural completion in December 2023 and its components have opened in phases.

The building gets its name partly from the 118 storeys within, housing a total gross floor area of approximately 3.2 million sq ft.

Of that figure, some 1.6 million sq ft are premium Grade A office spaces with flexible layout and state-of-the-art infrastructure that cater to the needs of modern firms.

These will be home to some of the world's leading corporations and brands – including PNB's own corporate headquarters.

Occupying the tower's upper floors is Park Hyatt Kuala Lumpur, the country's only Park Hyatt. Opened in August 2025, its luxurious guest rooms come with unrivalled views of the city.

Set to open in Q3 2026 is The View at 118, which will be Southeast Asia's highest observation deck and another must-visit attraction in the city.

Also slated to welcome its first visitors around the same time is 118 Mall, located at the tower's podium. This seven-storey, glass-domed shopping destination will offer over 800,000 sq ft of net lettable space and usher in a new dimension of urban lifestyle retail.

This combination of commerce, hospitality, retail and heritage will make the Merdeka 118 precinct a dynamic, live-work-play destination.

"In a competitive market like Kuala Lumpur, differentiation is important. What sets Merdeka 118 apart is the way its components all work together within a historic backdrop.

"With premium offices, hospitality, retail, tourism, culture, heritage and community spaces within one integrated precinct, it will draw a strong population of corporate professionals, discerning travellers, shoppers, event-goers and local visitors. This is its strength as a destination," shared Izwan.

Complementing these are lifestyle and community-driven spaces such as the four-acre Merdeka Boulevard at 118 park which opened in January 2024, alongside Masjid Al-Sultan Abdullah.

Also upcoming is the Merdeka Textile Museum in August 2026, as well as the Merdeka Residences planned for end-2027.

Serving the community

Beyond its architectural significance, Merdeka 118 was also designed with a strong emphasis on connectivity, sustainability and community integration.

The development is directly connected to major public transportation networks such as the MRT line, whose Merdeka station is connected to the Basement 3 (B3) level of 118 Mall.

It is also integrated with nearby LRT (Plaza Rakyat and Hang Tuah stations) and monorail (Maharajalela and Hang Tuah stations) lines.

Pedestrian-friendly walkways, landscaped public spaces and surrounding infrastructure enhancements further contribute to a more accessible, inclusive and people-oriented urban environment.

The precinct also integrates lifestyle and cultural experiences through public activations, concerts, sporting events, community programmes and heritage-led placemaking initiatives.

These include BazRam Merdeka, the first Ramadan bazaar at Stadium Merdeka, alongside public access to the facility's running track, community camps, festivals and large-scale public events.

Collectively, these initiatives continue to position Merdeka 118 as an active and people-centric destination within Kuala Lumpur.

Embracing sustainability

Merdeka 118 has quickly garnered numerous milestones and recognitions for sustainability and environmental responsibility.

It was the first mega-tall building in Malaysia to achieve LEED Platinum certification, while targeting Triple Platinum certifications under GreenRE and GBI.

It has also attained Platinum WELL Core Certification, awarded by the International WELL Building Institute. This historic milestone makes it the tallest WELL-certified building in the world.

Key factors to these certifications are the building's use of next-generation high-speed elevators, intelligent building management systems and energy-efficient systems to optimise operational efficiency and occupant well-being.

Other design decisions, such as low-emissivity glazing, advanced water management systems, underfloor air-conditioning, adaptive lighting and other cutting-edge technologies further reduce environmental impact.

Beyond that, Merdeka 118 was also the first building in Malaysia to be recognised under the MD (Malaysia Digital) Nexus category of the Malaysia Digital Location Recognition (MLDR) framework introduced by the Ministry of Digital and Malaysia Digital Economy Corporation (MDEC).

This positions it as a premier, investment-grade digital hub meeting the highest global standards in tech readiness for multinational and knowledge-intensive businesses.

It was also among the first super-tall developments in the country to implement the new Automated Fire Monitoring System or SPKA.

These achievements reinforce its commitment to sustainability, safety, operational excellence and digital readiness.

It also reflects Merdeka 118's long-term aspiration to be a global destination that announces Malaysia's ambition, innovation and evolving urban identity on the world stage.

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EXSIM bags double win on global stage

EXSIM has extended its winning streak to the world stage, earning two World Silver recognitions at the FIABCI World Prix d'Excellence Awards 2026 for Millerz Square @ Old Klang Road (Mixed-Use Development Category) and The Arcuz @ Kelana Jaya (Residential High Rise Category).

Corporate Affairs & Branding director Michelle Siew said the achievement underscored EXSIM's ability to deliver developments that meet both national and international standard of excellence.

Millerz Square @ Old Klang Road had earlier won in the same category at the Malaysia Property Award™ 2025 by FIABCI-Malaysia while The Arcuz @ Kelana Jaya in the Commercial Residential Super High Rise Category in the 2024 edition.

"EXSIM's consistency is driven by a disciplined development approach anchored in our four core pillars of Liveability, Environment, Quality and Safety and Security. These principles guide every stage of our projects, ensuring a strong balance between design functionality and long-term value.

"From enhancing everyday liveability through well-curated facilities and smart features to integrating sustainable practices and prioritising construction quality, we maintain a clear and consistent standard across our developments.

"Beyond the physical product, we also place strong emphasis on caring for the environment and supporting the well-being of the communities we build for. This approach, combined with our focus on innovation and evolving market needs, allows us to create developments that remain relevant and beneficial not only for today's residents, but for generations to come," she enthused.

She added that every accolade earned marked the milestones of teamwork, collaboration and a vision realised; the accumulated efforts of a determined, unified and visionary team at EXSIM in making dreams a reality.

"We take great pride in combining form and landscape to glorify the wonders of modern architecture. We also believe in functionality, for when beauty meets practicality, the results will always be extraordinary."

Sustainability has and will always be a priority and core value for EXSIM in terms of project design, features and facilities.

It serves as a key pillar for every development and will continue to be highly relevant to purchasers for its energy cost savings and higher resale value.

At the same time, strong emphasis is placed on practical layouts to cater to evolving lifestyles and the needs of different communities.

EXSIM had launched various types of developments, including affordable housing, serviced apartments and suites, mixed-use and hospitality, creating homes where individuals, couples and multigenerational families can live comfortably.

The developments feature a variety of unit configurations, ranging from studio and one-bedroom to two, three and four bedrooms, as well as dual-key layouts that provide added flexibility for multigenerational living.

(Top and right) Each component of Millerz Square @ Old Klang Road is thoughtfully crafted to embody the spirit of connection, convenience and a strong sense of community within a single development.

As an environmentally conscious developer, EXSIM will continue to benchmark itself against green standards and aims to build homes that go beyond providing just shelter.

To date, 100% of its completed and on-going high-rise projects are green-certified.

Although the market today is full of uncertainties, it also presents opportunities. EXSIM remains confident in continuing to create innovative and sustainable developments.

Millerz Square @ Old Klang Road – an urban impression reimagined

Exclusive and almost reclusive, Millerz Square @ Old Klang Road offers an incomparable urban space that is unrivalled in lifestyle facilities, connectivity and convenience.

EXSIM's first mixed-use development, the project had transformed 6.64 acres of freehold land into a fully integrated urban landmark that brings together residential, office and retail components into one connected ecosystem, creating a self-sustaining live-work-play environment in a mature city location.

The development draws inspiration from the historical mills and factories that once defined Old Klang Road, reinterpreting this industrial heritage through a bold contemporary architectural language.

Each tower features distinct facade expressions, creating a strong identity that reflects both the area's illustrious past and its modern transformation.

There are five towers in total – Astor and Barrow as serviced apartments, Charlton as premium residences, Elmwood as serviced suites and the iconic EXSIM Tower office suites – all anchored by a vibrant retail podium.

Each component is thoughtfully crafted to complement one another, embodying the spirit of connection, convenience and a strong sense of community within a single development.

Further cementing its identity, Millerz Square @ Old Klang Road has successfully achieved a 86% QLASSIC rating, reflecting exceptional quality, workmanship and attention to detail.

This reinforces EXSIM's focus on delivering well-executed and benchmark developments in cultivating sustainable modern living.

Lifestyle-driven facilities

Millerz Square @ Old Klang Road is complemented by comprehensive premium facilities amidst sweeping views of the city skyline.

EXSIM Tower, a 37-storey masterpiece housing EXSIM's Corporate Office, redefines the workplace with amenities such as Sky Gym, Sky Garden, Sky Pavilion and a Business Centre with dedicated meeting facilities.

The retail podium further elevates the experience with a vibrant mix of dining, wellness, education and daily essential offerings, creating a complete urban lifestyle hub.

From flagship outlets such as BilaBila Mart and Quack Quack Bakery x HWC to diverse cuisines, clinics, spas, fitness centres and an early childhood education centre, the development gathers everyday convenience and enrichment under one roof.

Enhanced by the Dasein Academy of Art as a cultural and educational presence, Millerz Square @ Old Klang Road stands as a dynamic destination serving both residents and the wider community.

Strategically located at the intersection of major highways including the Federal Highway, NPE, Kesas and KL-Seremban Highway, the development offers strong regional connectivity and urban accessibility.

It is also seamlessly connected with shuttle services providing added access to key destinations such as Mid Valley and KL Sentral.

Strong sustainability and ESG integration

Millerz Square @ Old Klang Road is GreenRE certified and incorporates various sustainable features consisting of electric vehicle (EV) charging stations, energy-efficient systems, regenerative lifts, low-VOC finishes, rainwater harvesting and eco-friendly landscaping.

At the ground floor, a self-sustaining Eco Pond with energy-saving circulation and filtration conserves water by reducing the frequency of water replacement and prevents mosquito breeding, ensuring a healthier and more sustainable environment.

EXSIM Tower's northwest-southeast orientation further maximises daylight harvesting and reduces glare, lowering energy demand and enhancing comfort.

Together, these measures position Millerz Square @ Old Klang Road as a benchmark for sustainable urban regeneration.

The Arcuz @ Kelana Jaya – elevating the contemporary

As a beacon of modern living, The Arcuz @ Kelana Jaya stands as a testament to thoughtful urban planning and design, embodying the essence of contemporary luxury.

Inspired by the natural form of arcus clouds that create the illusion of bringing the sky closer to the ground, EXSIM hopes to "elevate residents' spirits while keeping them down to earth" with this development.

Set within a harmonious community of unmatched convenience and accessibility, it reflects EXSIM's approach of combining aesthetics, comfort and urban sophistication.

Enveloped by lush greens and breathtaking views privy to only residents of this 46-storey architectural beauty, the tower comprises 685 units in three practical layouts ranging from 753 sq ft to 978 sq ft.

Lauded for its efficient high-rise residential planning, each unit is meticulously planned to optimise space, functionality and everyday comfort, catering to modern urban lifestyles.

Extensive lifestyle and wellness facilities

Available are over 40 top-notch facilities befitting an energetic modern lifestyle, including basketball and badminton courts, futsal court, a leisure pool, games rooms, Sky Lounge, Sky Infinity Pool, BBQ deck and herbs farming areas.

The highlight is the signature gymnasium spanning 6,801 sq ft over two storeys with a rustic industrial concept. Equipped with a wide range of fitness equipment, it provides residents with a premium wellness experience rarely seen in typical high-rise developments.

Sustainability and green living commitment

The Arcuz @ Kelana Jaya has been awarded GreenRE Silver certification, recognising its environmentally responsible features such as renewable solar energy systems, waste management initiatives and rainwater harvesting.

These sustainable elements support lower environmental impact and long-term efficient living.

The development has also achieved an impressive 86% QLASSIC score, reflecting strong workmanship, construction quality and attention to detail.

This demonstrates EXSIM's consistent focus on delivering high-standard developments with lasting value.

Located in the established township of Kelana Jaya, the project is privileged to enviable connectivity and access to surrounding conveniences, amenities and community infrastructures.

This allows residents to enjoy both urban accessibility and a well-balanced neighbourhood environment.

(Left and top) The Arcuz @ Kelana Jaya is set within a harmonious community of unmatched convenience and accessibility.

EXSIM

NEW AGE INGENUITY

Inspired By
EVERY
JOURNEY SHARED

FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2026
WORLD SILVER WINNER

MILLERZ SQUARE
@ OLD KLANG ROAD
MIXED-USE DEVELOPMENT CATEGORY

THE ARCUZ
@ KELANA JAYA
RESIDENTIAL HIGH RISE CATEGORY

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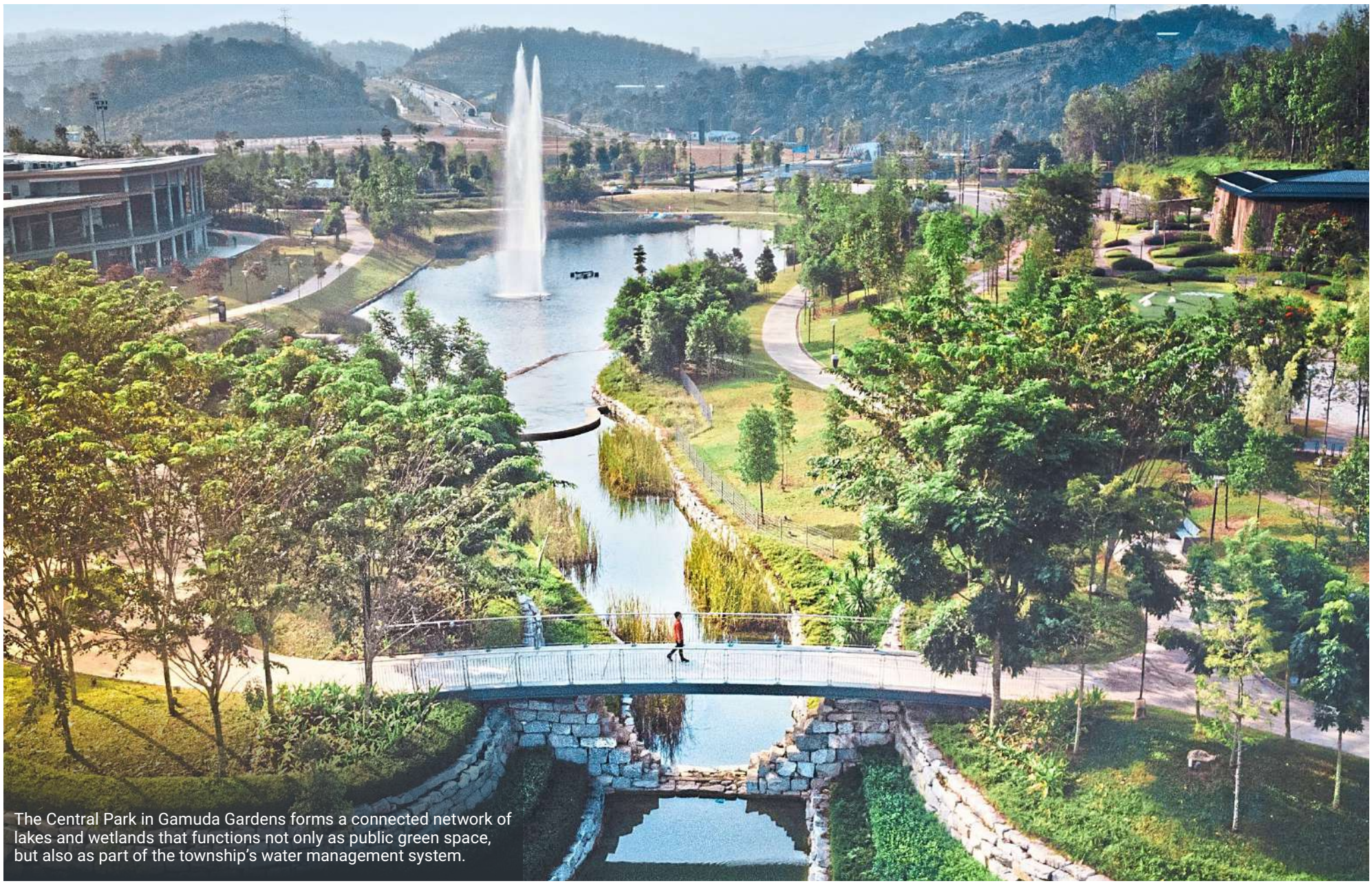

The Central Park in Gamuda Gardens forms a connected network of lakes and wetlands that functions not only as public green space, but also as part of the township's water management system.

Designed with the land, shaped around everyday life

AS CITIES expand and urban environments become denser, the question facing developers today is no longer simply how to build, but how to build in ways that continue to work over time – environmentally, socially and economically.

This requires more than architecture or infrastructure alone. Increasingly, long-term liveability depends on how developments respond to the land itself: how water moves through a site, how heat is managed, how people connect with green spaces and how communities are encouraged to form naturally over time.

For Gamuda Land, these considerations have become central to the way its developments are masterplanned across the region.

Rather than applying a fixed template, each project begins with understanding the natural characteristics of the site – its terrain, hydrology, vegetation, surrounding context and long-term potential.

This planning philosophy was recently recognised at the FIABCI World Prix d'Excellence Awards 2026, where Gamuda Land received three awards across the Master Plan, Environmental Restoration and Residential Mid-rise categories for developments in Malaysia and Vietnam.

The winning projects – Gamuda Gardens, Wetlands Arboretum at Gamuda Cove and Diamond Precinct at Celadon City – differ significantly in scale and setting.

Yet across all three, the same discipline is evident: Planning with the land rather than against it, and designing places that continue to serve the community long after construction is completed.

Listening to what the land has to tell us

At Gamuda Gardens in Rawang, Selangor, the township's masterplan follows the site's natural terrain instead of extensively reshaping it.

Homes, infrastructure and public spaces are arranged along existing contours, reducing the need for major earthworks while allowing water to move more naturally through the landscape.

This creates a development that responds more sensitively to its environment while improving long-term comfort across the township.

The site's natural topography also enabled the integration of Skyline Luge Kuala Lumpur, Malaysia's first attraction of its kind, transforming the hilly terrain into a regional leisure destination without fundamentally altering the landscape itself.

At the heart of the township is the 50-acre Central Park positioned along a natural depression, forming a connected network of lakes and wetlands that functions not only as public green space, but also as part of the township's water management system.

By retaining and slowing the movement of rainwater through the landscape, these natural systems help reduce surface runoff, support water retention and improve the overall resilience of the township during periods of heavy rainfall.

At the same time, the park creates a cooler and more comfortable environment while strengthening biodiversity across the development.

To date, more than 193,000 native trees have been planted throughout the township, gradually establishing an urban forest that supports local ecosystems and enhances the overall microclimate.

Skyline Luge Kuala Lumpur in Gamuda Gardens is Malaysia's first attraction of its kind, transforming the hilly terrain into a regional leisure destination without fundamentally altering the landscape itself.

"When you start by understanding how the land already works – where water collects, how it flows, where the natural low points are – you can design with it instead of constantly correcting it," said Gamuda Gardens general manager Andrew Tan.

"That is when the environment begins to support the township, rather than the other way round."

Equally important is how social infrastructure is introduced from the beginning.

Public parks, pedestrian networks and community spaces were prioritised early in the township's development to encourage activity and interaction long before the township reaches maturity.

"We chose to deliver the park and key public spaces early because communities need places to gather, walk and spend time together.

"When those elements are established from the outset, the township begins to feel lived-in much earlier," added Tan.

Today, a 68km pedestrian and cycling network connects homes to parks, schools and amenities, encouraging movement throughout the township while reducing reliance on short car journeys.

Restoring ecological systems

At Gamuda Cove's Wetlands Arboretum, these same principles are expressed through large-scale ecological rehabilitation, where environmental restoration is integrated into a broader approach to place-making and long-term land stewardship.

Previously degraded by recurring peat fires, the site has undergone extensive restoration through soil recovery, reforestation and rehabilitation of natural water systems.

Today, the area supports more than 153,000 native trees across more than 200 species, forming part of a larger ecological corridor alongside the neighbouring Paya Indah Discovery Wetlands.

At the centre of the arboretum sits the Wetlands Arboretum Centre, a net-zero energy building powered entirely by solar energy and designed with passive cooling strategies and low-carbon materials.

But beyond the architecture, the project reflects a broader approach to environmental restoration, one that prioritises rebuilding ecological function rather than simply introducing greenery.

"Restoration is not just about planting trees. It is about restoring how the system itself functions, how the soil recovers, how water moves, and how biodiversity gradually returns," said Gamuda Land executive director LAr. Khariza Abd Khalid.

"Our role is really to create the right conditions for that recovery to happen over time."

The project has also evolved into an educational and community platform through the GParks Academy, where schools, organisations and local communities participate in environmental programmes and learning initiatives.

Partnerships with local Orang Asli communities further strengthen this connection, incorporating indigenous knowledge into guided experiences while creating opportunities for sustainable livelihoods linked to conservation efforts.

Over time, the project demonstrates how environmental infrastructure can also become social infrastructure, deepening public understanding of conservation while reconnecting people with natural systems that are increasingly absent from urban life.

Getting the places right to make the town work

In Ho Chi Minh City, Vietnam, these same planning principles are applied within the denser Celadon City urban environment.

Here, a 16ha Central Park forms the organising core of the development, with the residential towers designed around the green space to maximise openness, natural ventilation and daily interaction with nature.

The Wetlands Aboretum at Gamuda Cove supports more than 153,000 native trees across over 200 species, forming part of a larger ecological corridor alongside the Paya Indah Discovery Wetlands.

In high-density cities, these design decisions carry long-term implications for liveability.

"In dense urban environments, space is limited, so every planning decision becomes more important," said Gamuda Land Vietnam chairman Angus Liew.

"How buildings are oriented, how they relate to the park, the spacing between towers, these are not simply aesthetic choices.

"They directly affect comfort, ventilation and how people experience the development every day."

The pedestrian-friendly layout connects homes with schools, retail and daily conveniences through shaded walkways and shared public spaces, encouraging residents to spend more time outdoors while fostering greater interaction within the neighbourhood.

"When nature is placed at the centre of a development, it naturally encourages people to walk, gather and spend time outside their homes.

"That is how a place gradually begins to feel like a community rather than simply a collection of buildings," added Liew.

Planning for the long term

While the three developments differ in context, from township masterplanning to ecological restoration and urban residential living, they reflect a consistent approach to town-making across Gamuda Land's regional portfolio.

Rather than treating nature as a decorative landscape, environmental systems are integrated into how developments function.

Lakes assist with stormwater management. Wetlands improve water quality and biodiversity. Tree canopies reduce urban heat and improve comfort.

Pedestrian networks encourage connectivity and healthier movement patterns.

At the same time, the planning remains fundamentally human-centred by focusing on how residents experience daily life, how communities evolve, and how public spaces continue to serve people over decades.

Importantly, many of these outcomes cannot be measured immediately.

Trees require time to mature. Ecological systems recover gradually.

Communities strengthen over years of shared experience and interaction.

This long-term perspective increasingly defines the difference between developments that simply occupy land and those that continue to improve with time.

Recognition at the FIABCI World Prix d'Excellence Awards 2026 ultimately reflects more than the success of individual projects.

It highlights the growing importance of developments that respond thoughtfully to both environmental systems and human needs while remaining adaptable across different cities, landscapes and cultures.

As urban challenges continue to evolve across the region, this discipline of planning with the land, rather than over it, may become one of the defining considerations in shaping more resilient and liveable communities for the future.

The project also reflects a focus on environmental education, with programmes and learning initiatives through the GParks Academy.

Celadon City demonstrates how green planning can bring breathing space into a dense urban environment, with its 16ha Central Park shaping how residents move, meet and experience daily life.

GAMUDA LAND

FIABCI
INTERNATIONAL REAL ESTATE FEDERATION

When we get the places right, the town works

There are elements that make a town work.
The home place.
The work place.
The play place.
The shopping place.
The park place.
The learning place.

Every element is mindfully planned.
And to bring all these components together,
they have to be thoughtfully organised around a village square

In Gamuda Gardens, one of the key organising elements are
the beautiful lakes.
And as such, this village square needs to be by the water.

Having a promenade beside it and being by the waterfront
is the sense of place we want for our town.

A place where you can ride your bike to the town centre.
A place where you can walk along the trails that let you escape
into the beauty of nature.

We're creating a place where town and country living come
together in harmony.

It's our way of connecting you with the community,
with nature and with yourself.

Gamuda Gardens
Sungai Buloh North

Wetlands Arboretum
Gamuda Cove, Kuala Langat

Diamond Precinct
Celadon City, Vietnam

Sincere™ Responsible Original

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No. 8, Jalan PJU 8/8A, Bandar Damansara Perdana,
47820 Petaling Jaya, Selangor Darul Ehsan.

FIABCI WORLD PRIX D'EXCELLENCE AWARDS

NO. 1 THE EDGE MALAYSIA TOP PROPERTY DEVELOPERS AWARDS 2023

THE EDGE BILLION RINGGIT CLUB 2024 COMPANY OF THE YEAR

Gamuda Land

gamudaland.com.my

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Thoughtfully crafted, the ParkCity way

FOR ParkCity Group, creating homes has never been just about buildings, but shaping thoughtfully crafted addresses where people, nature and community come together seamlessly.

Its developments – no matter the location, format or scale – are shaped by the "The ParkCity Way" philosophy whereby each development carries its own identity while remaining unmistakably the ParkCity's curated lifestyle.

This approach has earned the group international acclaim and two World Gold accolades at the prestigious FIABCI World Prix d'Excellence Awards 2026.

Park Regent at Desa ParkCity in Kuala Lumpur won under the "Residential High Rise" category while The Mansions at ParkCity Hanoi in Vietnam triumphed under "Residential Low Rise".

The dual success not only reaffirms ParkCity Group's standing as one of the region's most visionary lifestyle developers, but also underscores its ability to translate thoughtfully-planned and community-centric living environments across diverse markets geographically.

Underlying each development is a deliberate master-planning approach that prioritises both liveability and long-term sustainability.

The results are addresses that respond to the ever-evolving aspirations of modern families and individuals alike, while generating long-term value.

Guided by its core brand pillars of Diverse Communities, Seamless Connectivity and Thoughtful Conveniences, the group continues to shape vibrant and sustainable communities where parks, school, clubhouse, homes and everyday conveniences are all integrated into a cohesive lifestyle ecosystem.

Park Regent embodies the art of living by the water.

Park Regent @ Desa ParkCity, Kuala Lumpur

Located at Desa ParkCity in Kuala Lumpur's most liveable township, the development stands as a new benchmark for contemporary waterfront living.

Jointly developed by ParkCity Group and Singapore's CapitaLand Development, it occupies a prime 5.6-acre site at the edge of the Central Lake, within the township's Central Park.

It provides residents panoramic views of the township and direct proximity to key amenities such as The Waterfront neighbourhood mall.

This rare positioning creates a highly desirable trifecta of place, design and lifestyle which few other developments can match.

Park Regent is distinguished by twin cascading towers that thoughtfully designed to complement the surrounding park and its iconic lake. Its architecture is not imposed on the landscape but shaped by it.

Each of the 505 freehold residences – which range in size from 81 sqm to 454 sqm and oriented north-south – are designed to optimise natural light, cross ventilation and spatial openness through dual aspect layouts and generous outdoor extensions.

This invites immersive lake and park views into the open-plan living spaces, seamlessly connecting between urbanity and nature, and lakeside and home.

The larger units are essentially "sky bungalows", comparable in size to a double-storey landed home but on a single floor plate. Some also feature private lift lobbies and dual balconies.

Coupled with exquisite finishes and thoughtful details, every unit is an exceptional home that delivers functional modern comfort and a sense of quite luxury.

Amenity offerings include a gymnasium, rooftop Garden, Resident's Club, golf simulator, mini theatre, private dining rooms, infinity pool and multipurpose hall.

The recreation deck forms a continuous green extension to The Central park, create a "park within a park" concept. There is also a landscaped lawn with cascading water features.

It is also testament to Park Regent's innovative vision to deliver a sustainable living neighbourhood that transcends conventional high-rise expectations.

The also incorporates biophilic and sustainability principles, with 55% dedicated to landscaped greens and water features. Besides serving as communal spaces for social interaction, and mitigates urban heat island effects.

In addition, 82.9% of existing trees were transplanted prior to construction and reintroduced into the completed landscape, preserving ecological continuity.

Through its design, scale and integration with nature, Park Regent demonstrates how modern high-rise living can balance comfort, community and environmental responsibility.

It stands as a holistic lifestyle address where nature, community and enduring value go hand-in-hand.

Desa ParkCity – ParkCity's flagship masterplan township

Thoughtfully crafted around the needs of families and communities, ParkCity brings together seamless connectivity, everyday convenience and a sense of belonging – making it one of Kuala Lumpur's most liveable township.

The site was a former quarry. But through careful planning and rehabilitation works, the master-planned 473-acre township had evolved into one of the Malaysian capital's most highly walkable, self-sustaining and verdant enclaves with a thriving community.

Since coming to life over two decades ago, Desa ParkCity has evolved into a thriving township with 26 completed residential and commercial parcels, two developments currently under construction, and a few more upcoming development set to be introduced in the years ahead.

Its comprehensive amenities today include, an international school, a medical centre a sports centre, a private clubhouse, neighbourhood mall, as well as dining and recreational spots.

All are connected by pedestrian walkways and bicycle paths amid a lush landscape surroundings.

Desa ParkCity itself was a winner of the Malaysia Property Award™ 2018 by FIABCI-Malaysia, and subsequent FIABCI World Prix d'Excellence Award 2019 under the "Master Plan" category.

It is a sanctuary where lush greenery creates an green environment for families, neighbours and communities to grow and flourish together.

Residents here enjoy excellent connectivity via various highways such as the LDP, DUKE, MRR2, Penchala Link and NKVE to various parts of the Klang Valley and beyond.

The Mansions @ ParkCity Hanoi, Vietnam

While Park Regent demonstrates ParkCity Group's mastery of contemporary high-rise living, The Mansions showcases the developer's ability to elevate the landed residential homes experience.

The Mansions located at ParkCity Hanoi in Vietnam builds upon the proven success of its Park Homes at ParkCity's flagship masterplan township, Desa ParkCity at Kuala Lumpur, while adapting it to the aspirations of a discerning segment in Vietnam.

Positioned as a premium, low-density enclave, it comprises just 146 double-frontage Park Homes with a rare balance of density, openness and spatial generosity.

The three and four-storey residences boast bungalow-like proportions on a terraced form, with floor plans sized from 295 sqm to 438 sqm.

Rather than focusing solely on individual homes, the project is also built around the ParkCity way and its signature park-living concept framework with integration of architecture, landscape and community.

Meandering garden paths and delightful nature are deliberately placed in between the rows of units, helping to cultivate a healthier and more connected way of life.

It is an uplifting living environment seldom seen in urban, residential developments. While such communal spaces encourage interaction, its exclusive nature also ensures privacy.

This reflects ParkCity Group's belief that residential developments should not only elevate one's way of life, but also the broader living ecosystem around them.

By translating this established, park-living philosophy into a new market, The Mansions underscore how thoughtful planning can yield a distinct residential experience.

Together, the two FIABCI Gold awards affirm ParkCity Group's continued leadership in creating developments that combine architectural integrity, liveability and community-building across different markets and cultural contexts.

Park Regent's cascading landscape podium brings nature to high-rise living.

All units at The Mansions face the linear park.

The Mansions is nestled within a lush landscaping and verdant surroundings.

GOLD WINNER OF
FIABCI WORLD PRIX D'EXCELLENCE AWARDS 2026

Residential High Rise Category
PARK REGENT
DESA PARKCITY
A Joint-Development with
CapitaLand Development

Residential Low Rise Category
THE
MANSIONS
PARKCITY HANOI

The ParkCity Way

Across Malaysia and Vietnam, ParkCity Group continues to shape thoughtfully crafted addresses where people, nature, and community come together seamlessly.

From the award-winning Park Regent at Desa ParkCity, Kuala Lumpur to The Mansions at ParkCity Hanoi, Vietnam, each development carries its own distinct character while remaining unmistakably ParkCity — sustainable, connected, and designed to enhance lives.

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PARKCITY®

Above: Sunway Velocity TWO's grand arrival area creates a refined welcome within the integrated development.

Left: Landscaped walkways enable connectivity and walkability within Sunway Velocity TWO.

Cheras project sets new urban living benchmark

NESTLED within one of Kuala Lumpur's most established locales, Sunway Velocity TWO (Phase 1) delivers a seamless integration of residential, commercial, and retail spaces into a vibrant sustainable community.

This transit-oriented mixed-use development represents a refined approach to urban regeneration within Cheras, acting as a catalyst that brings together nature, lifestyle and modern living.

By incorporating thoughtful connectivity with efficient infrastructure, the project has set a benchmark for modern urban developments, earning the highly coveted 2026 FIABCI World Prix d'Excellence Awards (World Gold winner) in the Mixed-Use Development Category.

The accolade recognises Sunway Velocity TWO (Phase 1) for its strength as a well-balanced and future-ready development offering both community value and market relevance.

"The project reflects the best of what Sunway does, which is creating developments that bring a cohesive mix of residences, workspaces, retail, healthcare, education, and connectivity together.

"Our goal is always to create long-term value for residents, businesses and investors," said Sunway Property chief executive officer (Central and Northern Regions) Chong Sau Min.

The integrated master planning of Velocity TWO (Phase 1) seamlessly links the various components to the wider Sunway Velocity township ecosystem, with strong accessibility to daily amenities and public transport nodes, enabling a truly transit-oriented lifestyle in a dense urban setting, he added.

"Instead of individual functions, each component is designed to complement and support the others, making daily life more convenient, reducing travel time and helping people with their everyday needs within walking distance.

"Together, these elements show that a mixed-use development should not only work on paper, but be meaningfully designed to remain relevant, functional and valuable over time.

"This recognition on the global stage has once again reaffirmed our belief that successful mixed-use developments are not simply about placing different components side by side, but about planning them to work together as one integrated ecosystem that brings an impactful transformation."

Epitome of elevated living

Spanning 1.62ha (four acres), Sunway Velocity TWO (Phase 1) comprises two 53-storey serviced apartment towers with 872 thoughtfully crafted units that combine luxury, comfort and resort-styled amenities with green spaces and functional layouts.

The residences range from 635 sq ft to 1,281 sq ft, including dual-key ready units for multigenerational living.

Residents are pampered with resort-styled amenities including swimming pools, a rooftop sky garden, an exclusive community kitchen and a gymnasium.

Complementing this is a dynamic commercial hub featuring a 20-storey office tower with Malaysia Digital Status that is directly connected to 18 fully tenanted retail outlets.

The corporate tower spans 385,729 sq ft of net lettable area and features flexible column-free layouts, accommodating a wide range of tenants from small and medium enterprises (SMEs) to multinational corporations.

Its ability to attract reputable tenants has enhanced the precinct's position as a thriving business hub.

Adding to the vibrant ecosystem are the retail outlets, offering essential services, dining options and lifestyle conveniences, to complement Sunway Velocity Mall, ensuring residents and visitors have access to everything they need within the township.

Thoughtfully curated for convenience and an immersive living experience, Sunway Velocity TWO (Phase 1) is located closest to the mall within the award-winning Sunway Velocity township.

The project is meticulously planned, with links to three MRT and one LRT stations via Sunway Velocity Mall.

Being only a mere 3.8km from Kuala Lumpur City Centre (KLCC), easy access is further assured via major highways like Jalan Tun Razak, the SMART Tunnel, Kuala Lumpur-Seremban Expressway and Maju Expressway (MEX).

Sustainability at its core

Sunway Velocity TWO (Phase 1) is guided by the Sunway Design and Development Architecture (SDDA), a proprietary philosophy rooted in Sustainability, Innovation, Health & Wellness, and Lifestyle & New Experiences.

These principles are embodied in the dual GreenRE certifications awarded to the development - Platinum for the corporate office tower and Gold for the serviced apartments.

Green initiatives include rainwater harvesting systems, solar energy installations and energy-efficient lighting.

Building on the legacy of Sunway Velocity, Sunway Velocity TWO (Phase 1)'s strategic design creates a balanced ecosystem, allocating 65% to residential and 35% to commercial spaces.

The community-centric design encourages people to live, learn, work, and play within walking distance, promoting convenience and fostering a harmonious lifestyle.

Businesses also stand to benefit from this synergy, drawing steady foot traffic from both residents and visitors, creating an ideal environment for growth.

Another defining feature of Sunway Velocity TWO (Phase 1) is its unparalleled connectivity, linking to Sunway Velocity Mall, Sunway Medical Centre Velocity, Sunway Velocity Hotel and Sunway College @ Velocity via covered walkways and link bridges.

This integration extends further to connect the development's Phase 2 and the upcoming Sunway Velocity 3, transforming the entire precinct into a walkable, car-lite community that prioritises sustainability, social interaction and well-being.

Both the office tower (pictured) and the residential tower are connected to the wider Sunway Velocity integrated development via link bridges.

Benchmark of mixed-use developments

With its focus on community and well-connected spaces, Sunway Velocity TWO (Phase 1) redefines integrated city living beyond just mixed-use components.

Its design reflects Sunway Property's commitment to creating inclusive environments where people of all ages and backgrounds can enjoy a harmonious work-life balance.

The project stands as a strong expression of this philosophy, one where integration, connectivity and long-term urban relevance come together in a single award-winning development.

It is anchored on a tried-and-tested model fine-tuned across multiple townships following Sunway City Kuala Lumpur's established track record.

At a larger regional level, this approach has continued to see success in Sunway City Iskandar Puteri, combining homes, education, healthcare, retail and business components – strengthened by its strategic proximity to the Malaysia-Singapore Second Link.

And in Sunway City Ipoh, the concept takes on a more destination and wellness-led character, anchored by education, healthcare, tourism and lifestyle offerings set within a nature-rich environment.

Across all developments by Sunway Property, the core principle remains consistent; to create self-sustaining, well-connected communities rather than standalone projects.

For homebuyers, this translates into greater convenience and liveability, while strengthening long-term demand resilience and placemaking value.

SUNWAY
VELOCITY
TWO
KUALA LUMPUR

FIABCI World Prix d'Excellence 2026
Sunway Velocity TWO (Phase 1)

WORLD GOLD WINNER

Mixed-Use Development Category

Locally Transformative Globally Recognised

From a former industrial enclave into a vibrant, **seamlessly connected ecosystem** where people live, learn, work, and play – reflecting our vision for **integrated urban living.** We are honoured by this recognition as we continue shaping sustainable communities for generations to come.

Discover Sunway Property

WITH You FOR Generations

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SUNWAY PROPERTY
Master Community Developer

Award-winning Precinct Arundina, a meticulously planned residential experience shaped around wellness, sustainability and wholesome community living.

Nurturing a philosophy of elegance and wellness

Whimsy in the form of the Princess Anneliese Bridge (left) and themed pocket gardens (right) is part of the charm at Precinct Arundina within Setia Eco Park.

MORNING strolls beneath shady canopies. Pocket gardens woven into daily life. Families gathering in parks while children frolic about freely.

At Precinct Arundina within Setia Eco Park in Setia Alam, Selangor, these are not occasional luxuries but part of a meticulously planned residential experience shaped around wellness, sustainability and wholesome community living.

This distinctive premise won it a World Silver in the prestigious FIABCI World Prix d'Excellence Awards 2026 under the "Residential Low Rise" category.

For developer S P Setia Bhd, the recognition underscores its long-standing commitment in delivering well-planned, high-quality developments that create enduring value.

President and chief executive officer Datuk Zaini Yusoff noted that Precinct Arundina had resonated strongly with Malaysian homebuyers due to its quality offerings, competitive price points and tranquil yet well-connected setting – a fact illustrated by its strong take-up rate.

Its first two phases – Platinum Garden and Gold Garden – have fully sold out, with vacant possession successfully delivered to purchasers.

These phases have also been awarded with Bronze ratings under GreenRE, Malaysia's nationally recognised green building certification administered by the Real Estate and Housing Developers' Association (REHDA) Malaysia, affirming their sustainable design and construction standards.

"The latest FIABCI World Prix award brings further international attention to Precinct Arundina, which is one of the key components of the established Setia Eco Park.

"The township itself was recognised with a World Gold in the Master Plan category at the 2007 FIABCI World Prix, highlighting its excellent long-term planning, vision and execution.

"We are proud of our consistent presence at the awards over the years, with multiple projects recognised in its Hall of Honours.

"Within the past five years alone, we secured both Gold and Silver accolades, underscoring our track record in delivering developments that meet market expectations and international benchmarks," Zaini continued.

Where the good life blooms

Precinct Arundina draws inspiration from the Arundina Suria orchid, a resilient tropical flower known for its ability to bloom continuously throughout the year despite challenging environmental conditions.

PRECINCT ARUNDINA

NATURE'S BEST GEM

The symbolism reflects the development's broader vision of cultivating a sustainable and enduring community capable of thriving over generations.

Spanning 73 acres of freehold strata land, Precinct Arundina comprises 430 two-storey semi-detached homes across three phases – Platinum Garden, Gold Garden and Amethyst Garden.

Each phase has a distinct character inspired by the flower's colour palette and graceful form, while maintaining cohesive overall identity.

Designed for young couples and upgraders, its two-storey, semi-detached homes blend form, function and finesse.

Among its key features are flexible interior layouts that allow homeowners to customise spaces in accordance with their lifestyle needs, expansive windows that draw the outdoors and natural light inside, as well as high ceilings that create a sense of airiness.

Yet, such quality living remains within reach. The homes are competitively priced considering the verdant surroundings and low-density proposition.

Sustainability is a core focus of the Setia Eco Park masterplan, with preservation of natural habitats, and integration of waterways and extensive green spaces featuring predominantly native plants.

Besides aesthetics, these green buffers effectively help to lower ambient temperatures.

The result is a township where residents can literally breathe easier.

"Like the broader township, Precinct Arundina was designed to embrace and celebrate the wonders of nature.

"This is our deliberate approach to long-term liveability, whereby environmental stewardship and resident well-being are prioritised," Zaini shared.

The natural elements are seamlessly complemented by a comprehensive range of recreational features, including a centrally located park, 30 themed pocket gardens, as well as interconnected walking and jogging trails.

There is also an exclusive residents-only clubhouse, with resort-like amenities such as swimming pools, fully equipped gymnasium, tennis and basketball courts, glamping lawn and versatile event spaces suitable for family or community gatherings and celebrations.

Together, they foster a sense of community and support an active lifestyle while delivering an environmentally responsible living environment.

Enduring value

Zaini said Setia sees its townships as enduring community assets, designed to support people's evolving needs over time rather than short-term market cycles.

Precinct Arundina exemplifies this through its units' generous lot sizes, thoughtfully articulated architectural themes and well-planned internal layouts.

Homes are designed with practical features, including elderly-friendly design elements such as a ground-floor room with a wheelchair-accessible, attached bathroom.

This supports multi-generational living and ensures long-term comfort as families grow together.

"Such considerations contribute to a living environment that balances design quality, functionality and long-term adaptability.

"It demonstrates our capability in delivering resilient, future-ready homes that meet expectations of discerning homeowners and investors alike.

"It also underscores our track record as a top-tier property developer which understands people's needs and delivers sustainable outcomes while creating lasting value," he highlighted.

Security and peace of mind are assured with a layered security system incorporating perimeter fencing with intrusion detection, CCTV surveillance, controlled access and 24-hour patrols.

These work in conjunction with advanced in-home security features.

The development's location, within the mature township of Setia Alam and close to Bukit Cerakah Forest Reserve, offers easy access to numerous commercial, educational and lifestyle amenities.

Its links to major highways such as the Setia Alam Highway, NKVE, LDP, Guthrie Corridor Expressway and Dash Highway ensure seamless connectivity.

Key destinations across Klang, Puncak Alam and Petaling Jaya, including the Kuala Lumpur International Airport, are all within easy reach.

This makes Precinct Arundina an attractive proposition with homebuyers looking to live in a self-contained township with all-encompassing amenities.

Long-term vision

Besides the luxury of space, other key differentiators in low-rise developments are stronger community bonds and sustainable, lifestyle-centric environments.

As the homebuying demographic skews younger, with Millennial and Gen Z purchasers increasingly looking to put down roots and raise families of their own, demand has continued to grow for such townships.

"Precinct Arundina caters to the preference for liveability, sustainability and connectivity," Zaini pointed out.

He said the group will continue advancing planning-led solutions that prioritise quality of environment, liveability and enduring value creation.

He said these principles extend beyond low-rise residential developments such as Precinct Arundina to other real estate asset classes within Setia's broader portfolio.

"Each is carefully designed to optimise land use, manage density appropriately and integrate sustainable features suited to its surrounding context and intended function.

"This disciplined and holistic development philosophy balances market needs with environmental responsibility and long-term performance.

"It is what distinguishes us as a property developer known for delivering resilient, future-ready communities across multiple sectors," Zaini said.

Setia

A MARK OF RESILIENCE.
A TRADEMARK OF EXCELLENCE.

For more than five decades, the Setia name has been synonymous with excellence. Our homes are thoughtfully designed with lush landscapes and undulating greens and blues, providing respite and care.

This standard of excellence is sustained with the **2026 FIABCI World Prix d'Excellence Awards** honouring Setia eco-sanctuary **Precinct Arundina** as the **World Silver Winner** in the **Residential Low-Rise Category**. Inspired by the resilient Arundina Suria orchid, Precinct Arundina in Setia Eco Park, Selangor, underscores our leadership in crafting sustainable, premium landed communities.

To Team Setia, Citizen Setia homeowners, and our loyal supporters, this win is yours.

S P Setia Berhad (197401002663 (19698-X))

livelearnworkplay

NO. 1 14-TIME WINNER THE EDGE MALAYSIA Top Property Developers Awards

19-TIME WINNER FIABCI World Prix d' Excellence Awards (Gold)

19-TIME WINNER Malaysia Property Award™

11-TIME WINNER KINCENTRIC Best Employer MALAYSIA 2021 2013 Best of the Best - Malaysia 2011 Overall Best - Malaysia

A celebration of excellence and innovation in real estate

REGARDED as the gold benchmark for real estate players, the FIABCI World Prix d'Excellence Awards serves as a stage for developers to showcase their architectural masterpieces that best embody excellence in their creations.

The most esteemed and independently conducted, the Award celebrates projects which have made positive impacts on their respective communities and have shown that they are indeed a cut above the rest!

The developments' overall merit are the prime determinant, rather than just aesthetics, functionality or size. This is to fully illustrate the FIABCI's ideal of providing society with the optimal solution to its property needs.

Winners are bestowed the exclusive right to use the coveted World Prix d'Excellence Awards logo and access to a unique international platform through FIABCI's extensive network of over 60 member countries and 120 real estate professional organisations.

The Award is not based on ones' choice or favour but adhere to a stringent and comprehensive judging process conducted by two groups of real estate experts – the Judges and Oversight Panel.

They are formed from FIABCI chapter presidents and members, past judges, past Oversight Panel members, representatives principal members, academic members and other real estate professionals from around the world.

The Awards Secretariat takes into consideration the number of entries, number of judges, preferred categories and professional orientation, then assign judges accordingly.

All judges have to abstain from judging in categories that have a project submission from their home country.

The Oversight Panel consists of experienced judges with at least two years experience and is appointed by the FIABCI World president under recommendation from the FIABCI World Prix d'Excellence committee president.

Their first role is to judge the assigned categories and projects and the second is to participate in the Oversight Panel meeting which confirms the final results.

The Award comprises a total of 16 categories – Affordable Housing, Environmental, Heritage, Hotel, Industrial, Master Plan, Mixed-Use Development, Office, Public Infrastructure/Amenities, Purpose-Built, Residential High Rise, Residential Mid Rise, Residential Low Rise, Resort, Retail and Sustainable Development.

Affordable Housing

For affordable residential projects by public or private sector developers which adhere to local affordable housing policy, criteria, guidelines and regulations, including ceiling prices, as enforced by the respective governments of authorities.

Environmental

For projects that rehabilitate or conserve existing environments, such as ex-mining lands, polluted rivers, landfills or land that has been severely damaged by industrial use.

Heritage

For restoration or conservation of old buildings that have been identified by the relevant authorities for heritage conservation or preservation. Any such building has to be restored to its original condition as best as possible. The building, after restoration, can be for any usage and is allowed to enter more than one category.

Hotel

For all types of hotels and service apartments (built on commercial land) that are strictly operated as commercial accommodations.

Industrial

For industrial buildings, industrial parks, technology parks, warehouses, factories and other similar developments.

Master Plan

For master development concept plans that have been approved by the relevant authorities for human dwelling townships or residential housing estates. If it comprises many phases, at least one phase must be completed and operational for nine months to be eligible.

Mixed-Use Development

For projects that consist at least three or more main components of properties which are physically and functionally integrated with covered pedestrian connections, such as a development that blends residential, commercial, office and retail uses. Auxiliary facilities and service outlets are not counted.

Office

For office buildings, office parks, office complexes and other similar developments.

Public Infrastructure/ Amenities

For projects undertaken by governments or authorities, or projects financed by public funding or government allocation and subsidies, such as government buildings, hospitals, roads, bridges, airports, stadiums, parks and more.

Purpose-Built

For private-funded projects or buildings that do not comply with other categories, such as private hospitals, airports, bus terminals, universities, schools and more.

Residential High Rise

For apartments, service apartments, condominiums and residential development buildings of 26 storeys and above.

Residential Mid Rise

For apartments, service apartments, condominiums and residential development buildings of 11 storeys to 25 storeys.

Residential Low Rise

For landed housing projects, housing estates and residential development buildings of up to 10 storeys.

Resort

For beach resorts, hill resorts, theme parks, marinas and other related developments that are mainly used for relaxation or recreation, attracting visitors and families for holidays, vacation or long-term stays; which attempts to provide all-in-one or most of a vacationer's wants on the premises, such as food, drinks, lodging, sports, entertainment and shopping.

Retail

For shopping malls, shopping centres, hypermarkets and other similar developments.

Sustainable Development

For projects or buildings that incorporate renewable, recycled, energy-efficient, energy-saving, eco-friendly, green-compliant or green-certified materials, resources and features, to meet the needs of the present without compromising the ability of the future generations to meet their own needs. This includes initiatives and actions to preserve natural resources in and around the development.

Elementary criteria for all categories (except Master Plan)

1. All projects must have achieved the occupation rate of not less than 35%, and for renovation and restoration projects, at least 75% of the total build-up area has to be restored and renovated.

2. All projects MUST be fully completed, occupied and operated for at least nine months before 31st December one year ahead of the current award year and not more than seven years.

3. Each category will only be going for competition with a minimum of three participants. Should a category received less than three participants on closing deadline, the submitted project is to be kept and carried forward to the following year's competition or until it reaches at least three participants, whichever comes first.

For Master Plan Category

For Master Plan Category, if comprises of several phases, at least ONE of the phase or phase-one must be completed and operated for at least nine months before 31st December one year ahead of the current award year, and have achieved the occupation rate of not less than 35%.

For Mixed-Use Category

For Mixed-Use Category, it must comprise at least THREE main components. Example: Residential, Office, Retail, etc. It must be completed and operated for at least nine months before 31st December one year ahead of the current award year and not more than seven years. All auxiliary facilities and service outlets that are provided per the authority's requirements or for residences' convenience cannot be counted as a main component.

The Gold Award.

The Silver Award.

Lush greenery surrounds a whimsical tree-inspired pavilion, serving as a functional community space for families and children to gather, play and experience nature up close.

Inspired by natural geological grain motifs, the 30m x 10m infinity pool on Level 8 of SkyAwani 5 Residences offers a calm, nature-inspired cove for relaxation and leisure.

The rooftop has more green areas with panoramic views of the Kuala Lumpur skyline.

SkyAwani 5 Residences: A world-winning starter home

The global benchmark for affordable urban living

AS KUALA Lumpur grows into a world-class city, it faces a major challenge: keeping quality living affordable for citizens.

For first-time homebuyers and young families, finding a home usually means compromising on location, quality, or financial security. SkyWorld Development Berhad is actively disrupting this narrative. Driven by their brand promise, "You Can Now Own a Quality Home and Living," the developer rejects the notion that entry-level pricing must mean lower construction standards or remote locations. This philosophy has earned SkyWorld the World Silver award at the prestigious FIABCI World Prix d'Excellence Awards 2026 under the "Affordable Housing High Rise' category." This latest win makes the 4th consecutive year that SkyWorld has been recognised on the international world stage at the FIABCI Prix d'Excellence Awards.

"All iterations of SkyAwani were built on the belief that attainable homes should still deliver quality, comfort and a strong sense of community," said group chief executive officer Lee Chee Seng.

Connectivity and amenities

Strategically located in the mature enclave of Bandar Baru Sentul, SkyAwani 5 Residences offers its residents unparalleled geographic connectivity. The development affords almost instant access to major highway arteries, including the Duta-Ulu Kelang Expressway (DUKE), making daily commutes across the Klang Valley seamless.

For those relying on public transit, the project is well-connected to major public transportation hubs, including both the Sentul and Sentul West transit stations. Furthermore, the surrounding neighbourhood is rich with established infrastructure, placing a diverse array of schools, medical centres, retail malls, and daily conveniences right at the residents' doorstep.

Cultivating community and space

SkyAwani 5 Residences represents a lifestyle-driven approach to urban planning. The development features two high-rise blocks housing a total of 615 carefully planned units. To optimise everyday liveability, each unit spans 800 square feet and features a practical layout of three bedrooms and two bathrooms.

A key highlight of the interior design is the clever "dumbbell" configuration. By placing the bedrooms on opposite sides of the central living and dining areas, the layout eliminates wasted corridor space, maximising the functional square footage of the home. Additionally, understanding the practical needs of growing urban families, each unit is thoughtfully equipped with its own designated utility room, offering invaluable storage space to keep the main living areas clutter-free.

This dedication to a holistic lifestyle is further mirrored in the comprehensive, resort-style recreational facilities embedded within the property, amenities that are traditionally associated only with upscale, premium condominiums. SkyAwani 5 Residences provides a fully equipped gymnasium, a large swimming pool that actively helps cool the surrounding microclimate, and multiple dedicated sports courts for active living.

SkyAwani 5 Residences in Bandar Baru Sentul has achieved global acclaim.

For families, the children's playground and the Tree House encourage safe, outdoor play and healthy childhood development. Recognising the permanent shift toward hybrid work and flexible professional lifestyles, the development also includes modern, quiet co-working spaces that allow residents to work productively without leaving the comfort of their home building.

For families, the children's playground and the Tree House encourage safe, outdoor play and healthy childhood development. Having planned the project during the height of the Covid-19 pandemic, the company anticipated that hybrid living would become the new norm. Recognising this permanent shift toward flexible professional lifestyles, the development includes modern, quiet co-working spaces. This offers residents a productive, alternative working environment just steps away from their own condo doors.

To top it all off, the rooftop level features elevated gardens framed by breathtaking, panoramic views of the iconic Kuala Lumpur skyline, offering an inspiring backdrop where neighbours can unwind together or enjoy a quiet moment of personal reflection, at the end of the day. Together, these beautifully designed spaces offer the perfect balance of privacy and connection, allowing a natural sense of community to flourish while always respecting the peace and sanctuary of home.

Passive design

From its very inception, SkyAwani 5 Residences was envisioned as a modern landmark that contributes positively to the visual and social fabric of Bandar Baru Sentul. Externally, the architecture rejects monotony, exuding a vibrant and youthful aesthetic inspired by the intricate concept of an "urban weave." The facade features bold, intersecting lines that visually mimic the energy and dynamism of contemporary city life, the building commands a distinct visual character that stands proud within its urban context.

SkyAwani 5 Residences is experienced from the inside out. The development was meticulously designed according to SkyWorld's Healthy Home principles, a holistic framework built upon four elements: light, air and water, nature, and community. Rather than relying heavily on artificial, energy-intensive climate control, the architecture embraces smart, passive design strategies to maximise natural comfort.

The building's massing and orientation were carefully designed to minimise direct western sun exposure. This drastically reduces internal heat gain during the hottest hours of the day without sacrificing the penetration of soft, natural daylight. Furthermore, instead of constructing a single, massive block that blocks natural breezes, SkyWorld separated the 36-storey development into two distinct residential towers. This architectural separation creates a powerful wind tunnel effect, substantially enhancing airflow and promoting cross-ventilation throughout the entire development. These microclimatic innovations create a naturally cooler, brighter, and more soothing living environment, directly translating to lower electricity bills and a smaller carbon footprint for the residents.

Green city living

What truly sets this project apart from standard affordable housing models is its extensive dedication to wellness, green spaces, and shared experiences. Approximately 30% of the project's total land area has been exclusively dedicated to landscaping, lush greenery, and open-air environments, a figure that significantly exceeds local standard development requirements. At the heart of this green sanctuary is a unique, custom-designed Tree House feature area, where nature is intentionally woven into the architecture to soften the urban landscape and give residents a beautiful space to slow down and decompress.

Yet, what cements SkyAwani 5 Residences is its forward-looking integration of green technology and digital convenience.

Most notable of all, SkyAwani 5 Residences stands as the first affordable housing development in the region to offer dedicated electric vehicle (EV) charging facilities, a milestone officially recognised by former minister in the Prime Minister's Department (Federal Territories), Dr Zaliha Mustafa. This forward-thinking addition underscores SkyWorld's deep understanding of evolving mobility trends and its commitment to ensuring that sustainable infrastructure remains accessible to all socio-economic segments, not just high-end luxury buyers.

This progressive mindset extends into the digital realm via SkyWorld's proprietary tech ecosystem, designed to bring modern convenience to the entire homeownership journey. Through the innovative Click2Own digital platform, the traditionally tedious home-buying process was streamlined, allowing prospective buyers to easily view, select, and secure their residential units online.

Once they move in, residents continue to benefit from the custom-built SkyWorld Connects mobile application. This centralised digital platform simplifies daily property management tasks, enabling residents to book recreational facilities, make secure maintenance payments, and instantly communicate with building management. Extending this digital convenience from the very start, the app features Solution+, an integrated e-commerce platform designed to give new homeowners a seamless move-in experience. Through Solution+, residents can effortlessly connect with a curated network of reliable interior designers, contractors, and home furnishing suppliers, bringing hassle-free home personalisation right to their fingertips.

Quality

This commitment to uncompromising structural integrity and premium craftsmanship is backed by rigorous independent evaluations. SkyAwani 5 Residences achieved an outstanding Quality Assessment System in Construction (QLASSIC) score of 84%.

Developed by the Construction Industry Development Board (CIDB) Malaysia to evaluate construction workmanship against strict industry standards, this score stands among the absolute highest ever recorded for an affordable housing development at the time of its announcement. Complementing this quality milestone, CIDB also awarded the project a flawless five-star rating under the Safety and Health Assessment System in Construction (SHASSIC), verifying that the highest standards of health, safety, and operational welfare were maintained throughout its construction lifecycle.

It serves as definitive evidence that first-time homebuyers can secure their financial future without compromising on the structural integrity of their home. Through rigorous independent validation, SkyWorld delivers on its purpose "Make Living Better".

A global standard of excellence in real estate

FIABCI World president Antonio Campagnoli.

WINNING the highly coveted FIABCI World Prix d'Excellence Awards is the pinnacle of every developer's aspiration, a moment defined by years of unyielding drive to excel on the global stage.

And 33 of the world's finest property developments from Australia, Austria, Brazil, Hungary, India, Indonesia, Malaysia, Philippines, Saudi Arabia, Taiwan and Vietnam achieved just that milestone when they emerged triumphant in the 2026 edition of the Award.

They competed in 16 categories to stake their claims as World Gold (14) and World Silver (19) winners.

The categories are Affordable Housing, Environmental, Heritage, Hotel, Industrial, Master Plan, Mixed-Use Development, Office, Public Infrastructure/Amenities, Purpose-Built, Residential High Rise, Residential Mid Rise, Residential Low Rise, Resort, Retail and Sustainable Development.

The 2026 World Prix d'Excellence Awards presentation ceremony and gala dinner, in conjunction with the 76th FIABCI World Real Estate Congress, was held in Austria yesterday.

A celebration of the exceptional, the award recognises developments that best embody excellence in all real estate disciplines involved in their creations.

Winners are recognised for showcasing distinction in architecture, sustainability, safety, technology, community engagement and best practices, which are an affirmation of the FIABCI ideal of providing society with optimal solutions to its property needs and helping make the world a better place to live, work and play.

Shaping the future of real estate

Introduced in 1992, the Award rewards projects based on overall merits and not just aesthetics, functionality or size only. It, therefore, represents an outstanding achievement and bestows upon the winners the right to use the exclusive World Prix d'Excellence Awards' logo.

Winners also gain access to FIABCI's international platform, connecting them to an extensive network spanning over 60 member countries and 120 real estate professional organisations.

There are two stages to the judging process, the Judges and the Oversight Panel, both comprising highly experienced real estate professionals and experts in their respective fields from around the world.

Every project is evaluated with the strict rule that no judge may evaluate a category in which their country has a submission. This rigorous multi-layered judging process helps to ensure high integrity, credibility and transparency of the award, of which money cannot buy.

The FIABCI World Prix d'Excellence Awards transcend mere beauty, they celebrate projects that stand as a global benchmark for excellence, innovation and vision.

Recognising projects that truly make a difference

FIABCI World president Antonio Campagnoli said the FIABCI World Prix d'Excellence Awards continues to stand as a global benchmark for excellence, recognising projects that truly make a difference.

He said it is a privilege to once again celebrate the remarkable achievements of the industry through the 2026 edition, which brings together outstanding developments from across the world.

"This year's submissions was simply impressive with the range of developments highlighting not only creativity and technical expertise, but also a strong sense of responsibility towards people and the planet.

"From innovative urban solutions to thoughtfully designed communities, these projects reflect the evolving priorities of the real estate sector, where success is measured not only by design and functionality, but by long term impact and sustainability.

"Across diverse markets and environments, it is encouraging to see how industry professionals continue to respond to changing global needs with resilience and vision.

"The integration of sustainable practices, the emphasis on user-centric design and the growing role of technology are shaping a new era of development, one that is more inclusive, adaptive and forward-looking," he enthused.

More than ever, he said the industry is being called upon to lead with purpose. Sustainability, resilience and inclusivity are no longer aspirations, they are expectations.

Today, excellence in real estate can no longer be measured only by the quality of buildings, but by the ability to create systems that connect people, capital and communities.

"This implies a shift from individual projects to more integrated, impact-driven development models capable of addressing housing, urban regeneration and long-term value creation.

"The projects recognised here demonstrate that excellence is achieved when strong vision is aligned with meaningful impact, creating spaces that serves present needs and also contribute positively to future generations."

He added that the Award is both a platform for recognition and a catalyst for inspiration and collaboration. By showcasing exemplary developments, it encourages the sharing of ideas and best practices across borders, strengthening its global community and raising standards throughout the industry.

"As we celebrate these achievements, let us continue to challenge ourselves not only to build better projects but to activate ecosystems that generate lasting value for the people, cities and societies."

Distinction in every aspect

FIABCI World Prix d'Excellence Awards committee president Laszlo Gonczi.

FIABCI World Prix d'Excellence Awards committee president Laszlo Gonczi said FIABCI is the world's largest real estate professional organisation, present in more than 60 countries.

Its members include specialists from nearly every segment of this highly complex industry, working together to promote the success of the profession.

In 1992, he said FIABCI decided to introduce the FIABCI World Prix d'Excellence, an international real estate development award competition, which generated great interest with 34 editions held so far.

"Many FIABCI chapter leaders decided to organise national-level Prix d'Excellence competitions, among other goals, to encourage developers in their countries to participate in the international contest.

"Their example has been followed by an increasing number of chapters each year, and today more than 20 FIABCI chapters organise national competitions, whose winners earn the right to compete in the FIABCI World Prix d'Excellence. In countries without a national contest, only projects that meet the international entry requirements may participate."

He said there are many international competitions worldwide focused on specific sectors such as architecture and construction, but the FIABCI World Prix d'Excellence selects winners based on a comprehensive evaluation of the entire development process.

The main judging criteria include concept, architecture, financing and marketing, sustainability and social impact. Functionality and heritage conservation are also of great importance.

Laszlo added that the history of the competition reflects the evolution of the profession, showing that developers increasingly value environmentally sustainable solutions.

"This is a competition where David can defeat Goliath, as the winner is determined not by the size of the development but by its quality. A prime example is the Zangla Solar School, built at an altitude of 4,000 meters in a Himalayan village by Hungarian designers, involving local residents and using local materials.

"This school, roughly the size of a family house, won the gold medal in the Environmental Category in 2021."

Among past winners, he said there are naturally many world-famous buildings such as the Kuala Lumpur Twin Towers in Malaysia and the Guggenheim Museum in Bilbao, as well as many outstanding yet previously lesser-known developments.

"This year's competition featured an exceptionally strong field and selecting the winners was no easy feat. Thus, I would like to congratulate not only the winners but all participants who had invested great effort to deliver such outstanding masterpieces," he said.

He further elaborated that the Prix d'Excellence Secretariat organises the competition and had developed an organisational system that aligned with modern standards over the years.

Each year, more than 65-70 professionals from over 35 member countries participate in the jury. Every project is evaluated by judges representing different sectors. To ensure objectivity, jury members may not evaluate entries in categories where a project from their own country is competing.

Laszlo also mentioned that during the economic crisis, Datuk Alan Tong had saved the competition through his financial and organisational support. Tong had made history as the first and only Malaysian to be elected FIABCI World President for the 2005/2006 term.

About FIABCI

FIABCI is the French acronym for *"Fédération Internationale des Administrateurs de Biens-Conselis Immobiliers"* or the International Real Estate Federation.

Founded in 1951 and headquartered in Paris, France, FIABCI is the world's largest real estate professional organisation with presence in over 60 countries.

It represents every discipline in the industry and links thousands of real estate professionals worldwide. Members include specialists from nearly all segment of this highly complex industry, working together to promote the success of the profession.

In its 75 years of existence, FIABCI has built an enviable reputation as the authentic voice of international real estate multi-disciplinary. It represents the world's real estate professions through its Special Consultative Status with the Economic and Social Council (ECOSOC) of the United Nations Organisation.

FIABCI's role in the United Nations is to make recommendations and provide advice on matters such as property rights and housing for the poor.

FIABCI
International Real Estate Federation
WORLD SILVER WINNER
World Prix d'Excellence Awards

2026 FIABCI WORLD PRIX D'EXCELLENCE AWARDS LIST OF WORLD SILVER WINNERS

SKY awani RESIDENCES

Affordable Housing
• CATEGORY •
SkyAwani 5 Residences
MALAYSIA

BSDCITY
Big City. Big Opportunity

Master Plan
• CATEGORY •
West BSD City (Phase 2)
INDONESIA

Public Infrastructure /Amenities
• CATEGORY •
Debrecen's Old Town Hall
HUNGARY

PRECINCT ARUNDINA
NATURE'S BEST GEM

Residential Low Rise
• CATEGORY •
Precinct Arundina
MALAYSIA

Taoyuan Social Housing
Zhongli 1 Residences

Affordable Housing
• CATEGORY •
Zhongli 1 Residences
TAIWAN

MILLERZ SQUARE@OKR

Mixed-Use Development
• CATEGORY •
Millerz Square @ Old Klang Road
MALAYSIA

PCPA
Prestige Centre for Performing Arts

Purpose Built
• CATEGORY •
Prestige Centre For Performing Arts
INDIA

ICON BALI

Retail
• CATEGORY •
Icon Bali
INDONESIA

Wetlands Arboretum
GAMUDA COVE

Environmental
• CATEGORY •
Wetlands Arboretum
MALAYSIA

寶高智慧產業園區
BAO GAO SCIENCE AND INTELLECTUAL PARK

Office
• CATEGORY •
Baogao Science and Intellectual Park
TAIWAN

The ARCUZ
KELANA JAYA

Residential High Rise
• CATEGORY •
The Arcuz @ Kelana Jaya
MALAYSIA

TAIWAN CONNECTION 1908

Heritage
• CATEGORY •
Taiwan Connection 1908 - Infinity
TAIWAN

PARRAMATTA SQUARE

Office
• CATEGORY •
Parramatta Square
AUSTRALIA

Residential Mid Rise
• CATEGORY •
Juneyeh U Gene
TAIWAN

حديقة الملك سلمان
King Salman Park

Sustainable Development
• CATEGORY •
King Salman Park
SAUDI ARABIA

HOUSE OF STRAUSS
THE ORIGINAL 1837

Heritage
• CATEGORY •
House of Strauss
AUSTRIA

ARQUIPEO

Office
• CATEGORY •
Arquipeo
BRAZIL

robin
IJM RIMBAYU

Residential Low Rise
• CATEGORY •
Robin @ IJM Rimbayu
MALAYSIA

Season Arts Children Education Inst.
四季藝術
兒童教育機構

Sustainable Development
• CATEGORY •
Season Arts Kindergarten
TAIWAN

FIABCI
WORLD GOLD WINNER
World Prix d'Excellence Awards

2026 FIABCI WORLD PRIX D'EXCELLENCE AWARDS LIST OF WORLD GOLD WINNERS

台中市共好社會住宅
TAICHUNG SOCIAL HOUSING

Affordable Housing
• CATEGORY •
Yuhsien Social Housing Phase II
TAIWAN

大湳森林公園

Environmental
• CATEGORY •
Daan Forest Park
TAIWAN

GAMUDA GARDENS

Master Plan
• CATEGORY •
Gamuda Gardens
MALAYSIA

FILINVEST CITY

Master Plan
• CATEGORY •
Filinvest City
PHILIPPINES

SUNWAY VELOCITY TWO

Mixed-Use Development
• CATEGORY •
Sunway Velocity TWO (Phase 1)
MALAYSIA

MERDEKA 118

Office
• CATEGORY •
Menara Merdeka 118
MALAYSIA

0km 山物所

Heritage
• CATEGORY •
0km (Old Forestry Department Dorm)
TAIWAN

寶高智慧產業園區
BAO GAO SCIENCE AND INTELLECTUAL PARK

Public Infrastructure /Amenities
• CATEGORY •
Baogao Science & Intellectual Park
TAIWAN

OUR LADY OF LOURDES CHAPEL

Purpose Built
• CATEGORY •
Our Lady of Lourdes Chapel
PHILIPPINES

PARK REGENT
by the water

Residential High Rise
• CATEGORY •
Park Regent @ Desa ParkCity
MALAYSIA

DIAMOND Century

Residential Mid Rise
• CATEGORY •
Diamond Precinct
VIETNAM

THE MANSIONS
PARKCITY HANOI
HOMES FOR THE DISTINGUISHED

Residential Low Rise
• CATEGORY •
The Mansions @ ParkCity Hanoi
VIETNAM

ELMINA LAKESIDE MALL

Retail
• CATEGORY •
Elmina Lakeside Mall
MALAYSIA

MERDEKA 118

Sustainable Development
• CATEGORY •
Menara Merdeka 118
MALAYSIA